

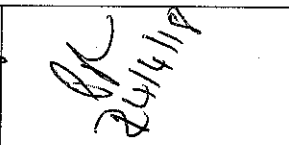
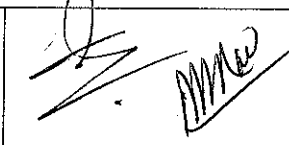
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	D-506
Name of Buyer	Mr. Dilip J Thomas

A.	Total sale consideration.	Rs. 32,20,000/-
B.	Less: Discount for on time payments.	Rs. 70,000/-
C.	Less: Other discounts	Rs. 20,000/- (approved by MD)
D.	Add: Reg. Charges	Rs. 1,93,200/- +Rs.3,220/- (GHMC mutation charges)
E.	Add: VAT / GST	Rs. 40,250/-
F.	Add: Service Tax	Rs. 1,44,900/- ✓
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 35,16,470/-
J.	Balance amount Due	Rs. 180/-
K.	Refund	☒ Yes ☒ No Rs.
L.	Interest Payable	☒ Yes ☒ No Rs.
M.	Maintenance charges due from	May 2018
N.	Buyer Info database balance	Rs. 180 ✓
O.	Tally balance	Rs. 180 ✓
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintainance charges @ Rs.1500/- to be collected for initial six months - 9050 ✓	
	Membership fee Rs.50/- to be collected	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	No
3.	6 PDC for Maintenance Charges collected	No
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	No
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

 G. B. Ram Babu	 Accountant	 Samba Siva Rao	 Managing Director
Date: 15/4/18	Date: 24/4/18	Date: 25/4/18	Date: 25/4/18

Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

Interest calculation for delayed payments.

Project Name Mayflower Grande

Flat no. D-506

Customer Name MR. Dilip J Thomas

Booked by Mushtaq Ali

Prepared by Pavan

Date 17.04.2018

Sign

Interest rate 18% p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
13-Aug-16	25000	booking amount	-	-	-	25,000
20-Aug-16	-25000	payment recived	7	25,000	86	-
28-Aug-16	200000	1st installment	8	-	-	200,000
06-Sep-16	-200000	Being payment rcd	9	200,000	888	-
14-Sep-16	-700000	Payment received	8	-	-	(700,000)
28-Sep-16	700000	2nd installment	14	(700,000)	(4,833)	-
12-Jan-17	647500	3rd installment	106	-	-	647,500
18-Jan-17	-647500	Payment received	6	647,500	1,916	-
19-Jun-17	-1943970	pmt rcd	152	-	-	(1,943,970)
17-Aug-17	988500	4th installment	59	(1,943,970)	(56,562)	(955,470)
15-Apr-18	459000	5th installment	241	(955,470)	(113,557)	(496,470)
30-Apr-18	200000	on completion	15	(496,470)	(3,673)	(296,470)
	(296470)			Approx Interest Payable	(175,734)	

Note:

Column A, B & C: Enter Installemnts & payments received

Column B: Enter receivables as positive amounts & payments received as negative amounts.

Cloumns D to G: Do not change.

Sort columns A , B & C in accending order.

Calculate sum of Installments / Payments & Interest

c Charge Interest of Rs. (or) c Interest waived

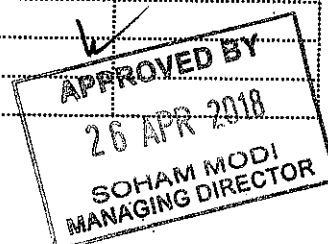
c Allow on-time payment discount (or) c Reduce on-time payment discount to Rs.

Signature of Manager:

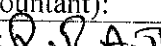
Date :

Signature of M.D.:

Date :



Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	MAYFLOWER GRANDE	☒ Yes ☐ No	
Vendor	M/s. B&C Estates	☒ Yes ☐ No	
Flat no.	D-506	☒ Yes ☐ No	
Land area (sq. yds.)	37.15	☒ Yes ☐ No	
Built-up-area (sft)	1200	☒ Yes ☐ No	
Car Parking No		☐ Yes ☐ No	
Type	☒ Semi-deluxe ☐ Deluxe	☒ Yes ☐ No	
Buyers name, age, address, etc.	Check with booking form.	☒ Yes ☐ No	
Schedule of flat	Check with booking form.	☒ Yes ☐ No	
Boundaries: North	6'-6" wide corridor	☒ Yes ☐ No	
South	6'-6" wide corridor	☒ Yes ☐ No	
East	Open to sky	☒ Yes ☐ No	
West	6'-6" wide corridor	☒ Yes ☐ No	
Total sale Consideration (as per declaration form)	32,20,000/-	☒ Yes ☐ No	
PPT No.		N A	
Sale Deed value	32,20,000/-	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	08.04.2018	☒ Yes ☐ No	
Remarks			
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 8/10/16	Date: 8/10/16	Date: 8/10/2016	Date: 10 OCT 2016

10 OCT 2016
 SUBHAM KUMAR
 CHARGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/s. B & C ESATES - MAYFLOWER GRANDE		
Buyer Name	MR. DILLIP J THOMAS		
Flat / Bungalow No.	D-506	Area	1200
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	32,20,000
B	Add : Stamp duty & registration charges and mutation exp	2,00,720
C	Add: Service Tax @4.5%	1,44,900
D	Add: VAT @1.25%	40,250
E	Total Taxes (B + C + D)	3,85,870
F	Total amount payable (A+E)	36,05,870
G	Total Amount Paid	35,16,470
H	Balance Amount Payable (F-G)	89,400

I	Sale Deed Value	32,20,000
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned			-
L	Own contribution (including taxes)			-

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
			Not required
1st Installment of HL		-	Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
			Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
			Not required
			Collect cq.at the time of registration

Remarks:

70,000/-on time payment discount given
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	22/6/17	22/6/17	22/06/17

